

11/8/96

Secretary F.C.C.

Re: Fair Start and
Act of 1996 (August)

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We would very much
appreciate if you would
see that each member of
the FCC receive a
copy of the enclosed letters.
It is of great
importance to us.

Thank you
Rick + Mary Lademan
P.O. Box 7000-547
Redondo Beach,
90217 Ca.

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November 8, 1996

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Commissioner Rachelle B. Chong

Re: Preemption of Local Regulation of Satellite Earth Stations, IB Docket No. 95-59, Implementation of Section 207 of the Telecommunications Act of 1996, CS Docket 96-83, Report and Order, Memorandum Opinion and Order and ~~Further~~ Notice of Proposed Rulemaking.

Dear Commissioner Chong,

We own a very nice Mobile Home Park which we were fortunate to acquire after forty years of work and planning.

It is a senior citizen park of 180 spaces in a rent control area. We do everything possible to maintain it as a safe, clean, well kept property.

In order to maintain these standards, we have rules and regulations, using as a guide the Mobilehome Residency Laws of the State of California. In the FCC Act of August 1996, the act in part, deals with antennas and satellite dishes. One of our residents who signed our rules and regulations (wherein we prohibit unsightly antenna and satellite dishes) has placed a satellite dish on her coach in violation of our park rules.

Rules and regulations so long as they are fair and impartial are a guide to every worthwhile society. We, as in most businesses have rules and regulations that keep in mind the well being of our residents and by the same token safeguard the looks and conditions of the park and interest and rights of the property owner.

All potential residents are given our Rules and Regulations prior to signing our rental agreement. If they do not like what they read, theirs is the choice to seek a property that is satisfactory to them. The resident in question, agreed to our Rules and Regulations and signed our agreement.

It is also worthwhile to note that residents of mobile home parks have the responsibility of abiding by park rules and regulations, the paying of their utilities and rent and to live peacefully with fellow residents. The owner on the other hand, has far greater responsibilities: the purchase of the property is often a gamble, the financing and mortgage payments, the upkeep of the property in a manner satisfactory to the residents and up to code. There is also the payment of property taxes, management costs, etc. The owner of the property also has PROPERTY RIGHTS.

In the past several years these rights have been eroded, primarily by rent control and other acts that is challenging to the owner as to whether to continue or quit.

In this Telecommunications Act of 1996, the Federal Communications Commission has disregarded the rights of property owners and sided with residents who rent property. It is our hope that this Act be amended without the need for lengthy legal action to give the property

owner the right to have in place Rules and Regulations that are fair and impartial, and that residents should have to get permission from the owner and management before they take any actions regarding the placement of antennas and or satellite dishes.

If we were to permit residents to place outside antennas and satellite dishes on their coaches, it would be disastrous in so far as the look and atmosphere of our very nice property. The park would look like a sea of metal trees, not a pretty sight. If this were to happen it would greatly depreciate the value of our property and do great harm and disturbing to all of the other residents.


I strongly believe that it is unfair and shortsighted on the part of the Commission to pass such an act and preempt (supposedly) the rights of the property owner. We believe in being cooperative but not to the extent where it is to the detriment of the park and where we lose a bit more of our rights because of an FCC ruling.

We urge you and the Commission to exempt mobilehome parks from this FCC ruling. Our residents do not want to see the area and the mobilehome park that they live in to be defaced by antennas and satellite dishes. They are fully satisfied with the television service that they receive at the present.

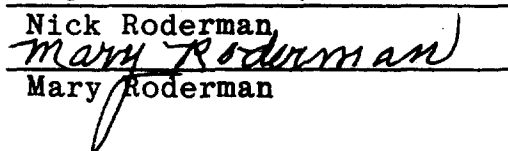
It would be our desire for you to allow the owner of the property to reasonably control the matter in a way that he feels is best for the residents, the park and we as owners.

As you wrote in your statement of 1996 "The consideration of information rights of viewers against the property rights of landlords" is a most important factor. Please let us hear from you at your convenience. Your support and help is most appreciated.

Most Sincerely,



Nick Roderman



Mary Roderman

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